



8 Fairford Close, Haywards Heath, West Sussex RH16 3EF
£900,000

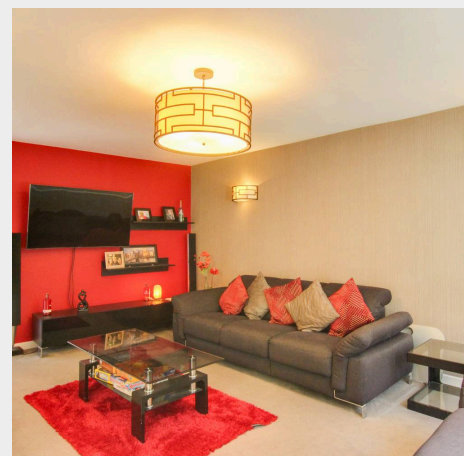
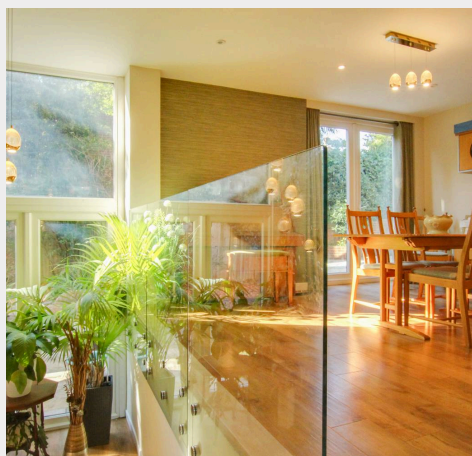


**MANSELL
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A highly versatile, detached family home with up to 8 bedrooms and the potential to create a self-contained annexe/home working suite occupying a secluded corner plot in this select cul-de-sac off Oathall Road, very close to the town centre, several good schools and within a 10/15 minute walk of the railway station via the beautiful Clair Park.

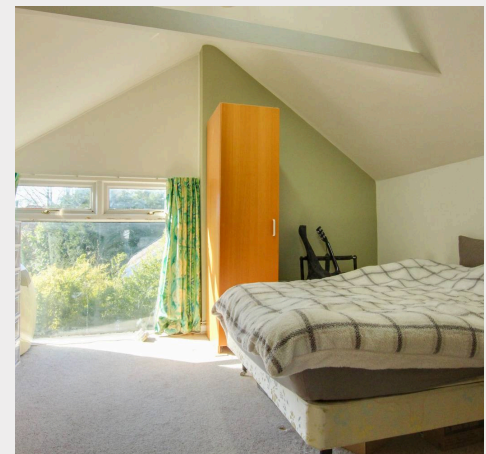
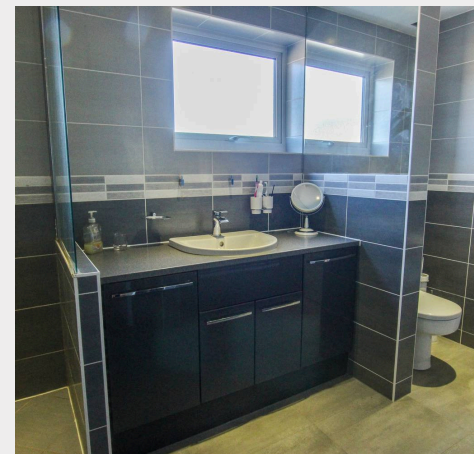
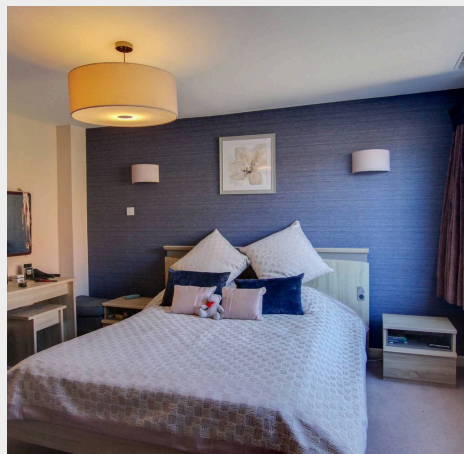
- Substantial home extending to 2690 sq ft
- Flexibility and potential to create an annexe
- Prime location near station and town centre
- Within a short walk of several good schools
- 4 reception rooms on the lower floors
- Family sized kitchen and utility room
- 7 bedrooms & 3 bath/shower rooms
- Attached double garage & driveway parking
- Secluded & sunny gardens on two sides
- Clean and neutral decor throughout
- 14 solar panels capable of generating 4.13 kWh
- Internal viewing highly recommended
- EPC rating: D - Council Tax Band: G



Fairford Close is a cul-de-sac off Oathall Road just to the east side of the town, close to Clair Park, the town centre, several schools and within a 10-minute of the railway station. The town provides an extensive range of shops, stores, restaurants, cafes and bars with the main shopping areas of South Road, The Orchards and The Broadway all being within a 10-minute walk. The railway station offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). There are several primary schools within a short walk including St Joseph's RC, Warden Park Primary Academy, St Wilfrids C of E, and two primary schools in Lindfield (Blackthorns and Lindfield). Children from this side of town generally fall into the catchment area for Oathall Community College which has its own farm. Those children who attend the Warden Park Primary Academy are, however, eligible to go on to attend Warden Park Secondary Academy in nearby Cuckfield. The town also has a 6th form college and a leisure centre. The local area is well served by some excellent independent schools which include Great Walstead, Cumnor House, Ardingly, Worth and Burgess Hill Girls. These and some of the County's other independent schools including Brighton College, Roedean, Lancing College and Bedes all run a school bus service with pick up points close by. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 5.5 miles to the west at Bolney or Warninglid. The surrounding area has numerous beauty spots including Ditchling and Chailey Common Nature Reserves, the Ashdown Forest and the South Downs National Park.

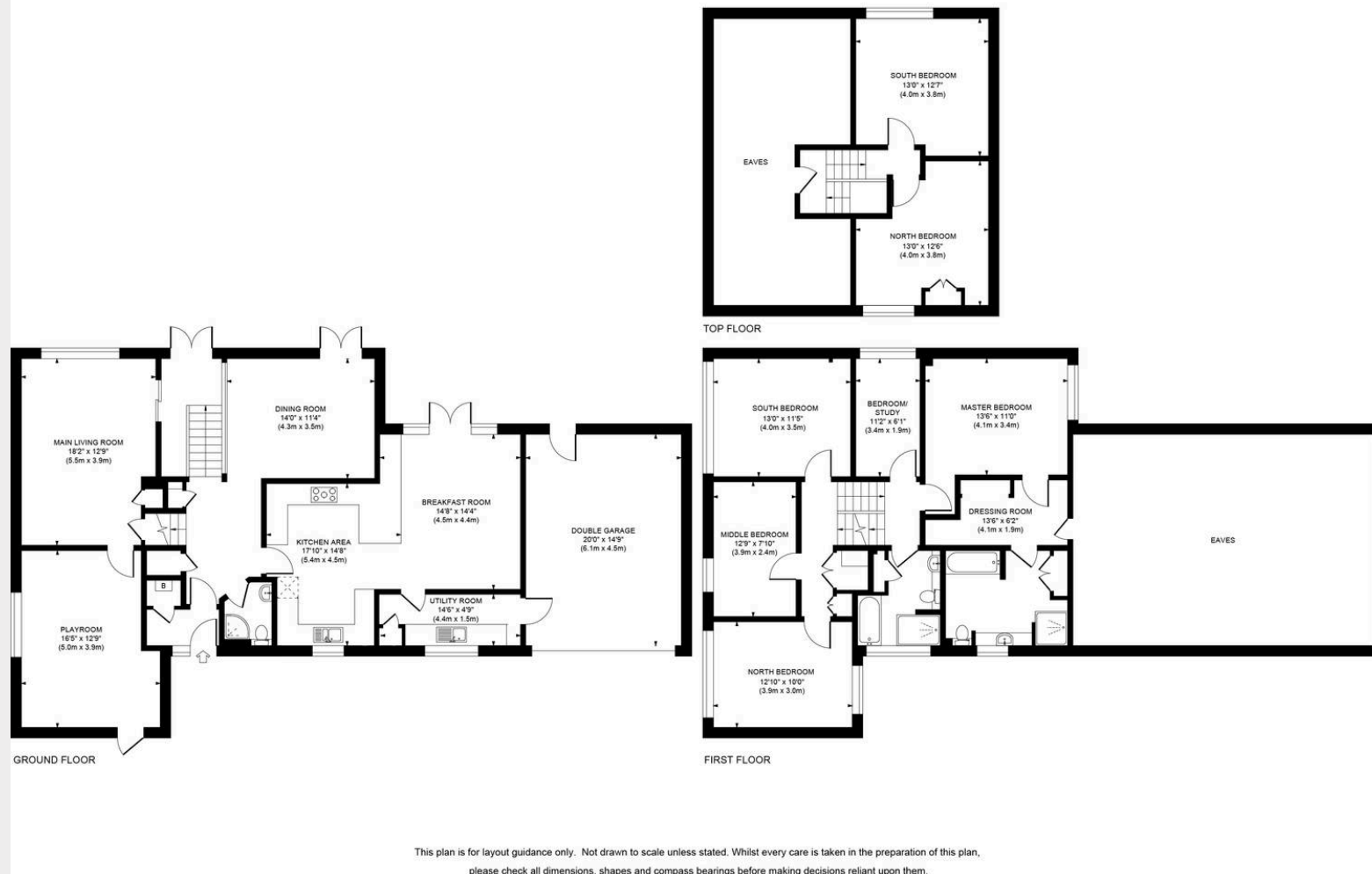
Distances (in approx. miles on foot):

Warden Park Primary Academy (0.35); St Joseph's RC (0.3); St Wilfrid's C of E (0.65), Oathall Community College (0.7), Warden Park Secondary Academy (1.6), Haywards Heath railway station (0.5)



Approximate Gross Internal Area

2690 sq. ft / 249.91 sq. m
(Excluding Eaves, Including Garage)



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